



CITY OF PALOS HEIGHTS
PUBLIC HEARING
AGENDA

7607 W. College Drive
Palos Heights, IL 60463
www.palosheights.org

MAYOR Robert S. Straz			
CITY CLERK Thomas Kantas	CITY TREASURER James Daemicke	CITY ATTORNEY Tom Brown	
<u>ALDERMEN</u>			
WARD 1 Jeffrey Key Donald Bylut	WARD 2 Jack Clifford Robert Basso	WARD 3 Brent Lewandowski Heather Begley	WARD 4 Michael McGrogan Jerry McGovern

Tuesday, May 3, 2022

6:30 PM

City Hall

1. CALL TO ORDER
2. ROLL CALL
3. Public Hearing to consider a request by the City of Palos Heights to vacate the remaining portion of unused 68th Avenue right-of-way (ROW), between 125th and 127th Streets, and attach the vacated ROW to adjacent parcels located along 68th Court.
4. Questions/Comments *
5. Adjournment

* Procedure for addressing the Council: be recognized by the Mayor, rise, and give your name and address. Discussion is limited to ten minutes, unless an extension is granted by a majority vote of the Council. All meetings are tape recorded.

Americans with Disabilities Act Notice: Disabled persons requiring certain accommodations allowing them to follow and/or participate in a City Council meeting should contact City Hall as early as possible so reasonable accommodations can be arranged.

DATE: April 27, 2022

TO: Mayor and Aldermen
David Strohl, City Administrator

FROM: Ken Busse, Economic and Community Development Coordinator

SUBJECT: Public Hearing to consider City request to vacate remaining portions of the west half of 68th Avenue Right-of-Way (ROW) between 125th and 127th Streets

ATTACHMENT: Public Hearing Subject Summary - Vacate Remaining 68th Ave ROW.pdf

On Tuesday, May 3, 2022 at 6:30 p.m., a public hearing will be conducted by the City Council to hear public comments concerning the City's request to vacate the remaining portions of the west half of the 68th Avenue right-of-way (ROW), between 125th and 127th Streets, and to attach the vacated ROW to adjacent properties located along 68th Court.

Attached is a summary of the Public Hearing subject matter, including a history of this portion of 68th Avenue ROW, reasons to vacate and attach the remaining portion of 68th Avenue, and conclusions by the Planning & Zoning Committee. Listed below are key findings.

1. In 1961, the east half of 68th Ave was released for the benefit of the owner/developer of the former Navajo Fields Golf Club, and configured into lots within the of Navajo Hills Subdivision.
2. In accordance with City practice, the owner/developer of Navajo Fields Golf Club received the east half of 68th Ave, and the west 40 feet should attach to adjacent properties along 68th Court.
3. Many property owners have constructed improvements on this unused City ROW, exposing the City to liability on property it has deemed not needed.
4. Vacating the remaining unused ROWs will allow full enjoyment of the property by property owners, and place the property on the tax rolls.
5. Piecemeal vacation of 68th Ave creates land-locked parcels, making property maintenance of this unused City ROW difficult and costly for tree trimming, removal of decaying trees, etc.
6. Attaching the west half of 68th Ave to properties along 68th Court will promote conformity among easements and lot boundaries, and will minimize future saw-tooth parcels.
7. Vacating the remaining ROW of this portion of 68th Ave will provide cost savings on maintenance by the City, and will enhance the City tax base for the benefit of all constituents.

After considering this matter, the Planning & Zoning Committee concluded that it is in the best interest of the City, as well as best practice to (i) vacate the entire remaining portion of the west half of 68th Avenue ROW, between 125th and 127th Streets, (ii) attach the vacated ROW to adjacent lots located along 68th Court, and (iii) to do so at no cost to the owners of properties to which the ROW will attach.

PUBLIC HEARING

Conducted by the Palos Heights City Council
To consider vacating the remaining portions of the
West half of 68th Avenue, between 125th and 127th Streets

Place and Time of Public Hearing

City Hall Council Chambers
City of Palos Heights
7607 W. College Drive, Palos Heights, IL 60463
Tuesday, May 3, 2022, 6:30 p.m.

Public Hearing Subject Matter: Vacating Remain 68th Avenue ROW

The purpose of the Public Hearing is to consider vacating the remaining west half of the 68th Avenue right-of-way (ROW) between 125th and 127th Streets. 68th Avenue is also known as Oak Park Avenue. Attached are illustrations of the remaining portions of unused 68th Avenue ROW.

Summarized below is the history of the west half of 68th Avenue ROW between 125th and 127th Streets, and reasons to vacate and attach the remaining portions of this ROW to adjacent properties located along 68th Court.

- **In 1940, the WEST half of 68th Avenue** ROW was reserved and dedicated by the 21-acre Paetow Subdivision (recorded Feb 2, 1940; Doc. 12430627). The governing agency at the time (Cook County and Worth Township) required the Paetow Subdivision to reserve and dedicate the west half of a possible future 68th Avenue (or Oak Park Ave). The 68th Avenue roadway improvement would not be required until the possible future development of Navajo Fields Golf Club. Accordingly, the west half of a yet to be improved 68th Avenue was required of the Paetow Subdivision, and the east half would be required of a possible future development of Navajo Fields Golf Club.
- **In 1961**, the City of Palos Heights approved the Navajo Hills Subdivision for the development of the former Navajo Fields Golf Club (recorded Mar 30, 1961; Doc. 18123186). As required, the owner/developer of the former Navajo Fields Golf Club caused the dedication and improvement of the **EAST half of 68th Avenue** (or Oak Park Ave) from the Calumet Sag Road on the north, to 125th Street on the south. However, the owner/developer of Navajo Fields Golf Club requested, and the City granted pursuant the Navajo Hills Subdivision, that 68th Avenue between 125th and 127th Streets be deemed unnecessary, and the east half of 68th Avenue be retained for the benefit of the owner/developer of Navajo Fields Golf Club, and configured into uniquely shaped lots within the Navajo Hills Subdivision.
- Unfortunately, vacating the West half of 68th Avenue (deemed unnecessary) was overlooked by the City in 1961, and a simultaneous vacating of the West half of 68th Avenue was not undertaken.
- Since 1940, the original intent of a future improved 68th Avenue (*via* the Paetow Subdivision) between 125th and 127th Streets has not materialized. Moreover, the City departments of Public Works and Parks & Recreation have not required the ROW, and continue to deem the west half of the 68th Avenue ROW as unnecessary for current and future departmental uses.

- Additionally, the missed opportunity of vacating the west half in 1961 in the piecemeal vacating of the west half of 68th Avenue. This has created land-locked parcels, making property maintenance of this unused City ROW difficult, and continues to create conflicting liabilities within this unused City ROW.
- The piecemeal vacation of the unused west half of 68th Avenue ROW has also created and will continue to create oddly configured saw-tooth property lines within the west half of this unused City ROW. Such oddly configured parcels reduce functional use of certain properties, and can hinder property maintenance. The oddly configured property lines within the west half of the ROW is due the abutment of inconsistent lot lines between the Paetow and Navajo Hills Subdivisions.
- Vacating the remaining unused portions of 68th Avenue ROW through a single and coordinated action by the City will minimize future oddly configured property lines, promote uniform parcels, and fulfill a 1961 missed opportunity to vacate the entire portion of 68th Avenue between 125th and 127th Streets, which at the time the City deemed this portion of 68th Avenue unnecessary.
- Due to these unique circumstances surrounding this unusual and unused portion of 68th Avenue ROW, the Planning & Zoning Committee concluded that it is in the best interest of the City, as well as best practice to (i) vacate all remaining portions of the west half of 68th Avenue ROW, between 125th and 127th Streets, (ii) attach those vacated portions to lots along 68th Court, and (iii) at no cost to the owners of properties to which the ROW will attach.



**Possible Surplus Declaration and Right-of-Way Vacation *
68th Avenue: Remaining portion between 125th to 127th Streets**








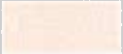
West portions of 68th Ave ROW subject to vacation and attachment to properties along 68th Court

* Subject to Public Hearing and City Council approval

POSSIBLE R.O.W. VACATION

Remaining West 40 Ft of 68th Ave R.O.W.: 125th St to 127th St
City of Palos Heights, IL



-  Possible ROW Vacation - Remaining WEST Half due to Paetow Subdivision
-  B - E Previously Vacated ROW - WEST Portion to Paetow Subdivision
-  A & C Previously Vacated ROW - WEST Half to Navajo Subdivision
-  Previously Released ROW - EAST Half to Navajo Subdivision
-  Paetow's Subdivision, Doc. 12430627 (recorded 2/02/1940)
-  Navajo Hills Subdivision, Doc. 18123186 (recorded 3/30/1961)